

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-22-4
April 11, 2022**

CALL TO ORDER

Chairperson Bouwman called the meeting to order at 7:00 p.m.

Present: Bouwman, Hower, Singerling, VandenBosch, Hughes, Frein

Excused: Borushko

Absent: None

Also Present: Planning / Zoning Administrator Brian Werschem, Recording Secretary Andria Muskovin and 2 guest.

Approval of Agenda

Motioned by Hower supported by Singerling to approve the Agenda for the April 11, 2022 Planning Commission meeting.

Ayes: Bouwman, Hower, Singerling, VandenBosch, Hughes, Frein

Nays: None

Motion carried.

Approval of Minutes

Motioned by Singerling supported by Hower to approve the minutes from March 14, 2022 with a correction of adding vice in front of Chair.

Ayes: Bouwman, Hower, Singerling, VandenBosch, Hughes, Frein

Nays: None

Motion carried.

Communications

March 7, 2022 and March 21, 2022 Board Minutes Reviewed

Staff Report acknowledged

Unfinished Business - None

New Business –

1. PC 22-07 Site Plan

Name: Glomax Inc.
Address: 2700 E. Apple Ave.
PP#: 4.98 acre portion of 61-10-023-300-0011-00
Zoning: C2 Shopping Center
Purpose: Site Plan for new Federal Veterans Affairs Medical Clinic

Planner Werschem Glomax was awarded a federal grant to construct a 28,300 square foot Medical Clinic for the Federal Department of Veterans Affairs on a portion of the 18+ acre vacant parcel located on the North West corner of Walker and E. Apple Avenue. This location will become the central location for medical services for veterans in west Michigan. The property is zoned Shopping Center (C2). Medical Clinics are a permitted use in a C2 zone. This is a site plan application for your consideration.

Sam Boland, 4603 Ballacress, Land O Lakes, FL stated that they have been working on this for 3 years because they needed more room than they had. He stated that it will be for Muskegon area veterans only. Veterans drive less than 30 minutes to be seen or they are referred to VA hospital or major hospital.

Mr. Boland explained that a white box is extra space that they would complete if needed for expansion in the future.

Sandy Frein stated that her recently deceased 100 year old father would have been ecstatic about this.

Sec. 58-486. - Standards for approval.

- (b) Each site plan shall conform to all applicable provisions of this chapter and the following standards:
- (1) All elements of the site plan shall be designed to take into account the site's topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

PC determined that all elements of the site plan are designed to take into account the site's topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site is to be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
 - (2) The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter. Landscaping shall be preserved and/or provided

to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

PC determined that the landscape is being preserved in so far as practical.

(3) Stormwater and erosion protection.

- a. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties, the public stormwater drainage system, or nearby bodies of water.

PC determined that the onsite stormwater services are being utilized to ensure that removal of surface waters will not adversely affect neighboring properties, the public stormwater drainage system, or nearby bodies of water.

- b. Provisions shall be made to accommodate stormwater, prevent erosion and the formation of dust.

PC determined that all areas are either hard surface or properly landscaped to accommodate stormwater, prevent erosion and the formation of dust.

- c. The use of detention/retention ponds may be required.

PC determined that no detention / retention ponds required.

- d. Surface water on all paved areas shall be collected at locations so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.

PC determined that surface water on all paved areas are being collected at locations so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.

- e. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

PC determined that no swales, wetlands, ponds, or swamps exist so this requirement does not apply.

- f. Catch basins or other protective measures may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.

PC determined that no contamination is being produced so this standard does not apply.

- g. Compliance with the requirements of [section 58-487](#) shall also be demonstrated.

PC determined that the requirements of section 58-487 are demonstrated.

- (4) The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

PC determined that no dwelling units are proposed so this standard does not apply.

- (5) Every structure or dwelling unit shall have access to a public street, unless otherwise provided in an approved PUD.

PC determined that the structure does have access to public streets.

- (6) A pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system shall be provided.

PC determined that the pedestrian circulation system provided is adequate.

- (7) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.

PC determined that safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site is provided.

- (8) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area.

PC determined that the arrangement of public or common ways for vehicular and pedestrian circulation is connected to existing or planned streets and pedestrian or bicycle pathways in the area.

- (9) All streets shall be developed in accordance with [chapter 42](#), subdivisions and the county road commission specifications.

PC determined that no streets are required so this section does not apply.

- (10) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the fire and police departments.

PC determined that all buildings or groups of buildings are arranged so as to permit necessary emergency vehicle access as required by the fire and police departments. Fire department has approved the layout.

- (11) The site shall be adequately served by water supply and sewage collection and/or treatment.

PC determined that municipal water and sewer is required and provided.

- (12) All loading or unloading areas and outside storage areas, including refuse storage stations, shall be screened from view of the street and/or adjacent properties by a vertical screen consisting of structural or plant materials.

PC determined that all loading or unloading areas and outside storage areas, including refuse storage stations, are screened from view of the street and/or adjacent properties by a vertical screen consisting of structural or plant materials.

- (13) Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

PC determined that no light trespass will occur from this development.

- (14) Site plans shall conform to all applicable requirements of state and federal statutes and approval must be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.

This should be a contingency in any approval.

Motion by Hughes and supported by Hower to approve the site plan for Glomax for 2700 E. Apple Avenue, parcel # 61-10-023-300-0011-00 having met the standards of Section 58-486 of the Muskegon Charter Township Code of ordinances contingent on compliance with all federal, state, county and local rules, regulations policies and ordinances.

Roll Call:

Ayes: Bouwman, Hower, Singerling, VandenBosch, Hughes, Frein

Nays:

Motion Carried.

Public Comments:

Announcements: Next Planning Commission meeting will be May 9, 2022.

Motion by Hower supported by Singerling to adjourn the meeting at 7:10 P.M.

Ayes: Bouwman, Hower, Singerling, VandenBosch, Hughes, Frein

Nays:

Motion Carried

Respectfully submitted by,

**Sandra Frein
Secretary**